

Town of Allenstown, NH

Housing & Community Development Plan

June 2014



Prepared by
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The Housing and Community Development Plan is based on the Town of Allenstown's Master Plan that was substantially revised and adopted by the Planning Board in 2003. The Master Plan puts forth the Town's overall goals for development. This Housing and Community Development Plan draws upon the Master Plan's focus on housing, economic development and historic preservation. Though the Plan is in the process of being updated, much of the housing components in the current plan are very likely to be included in the revision.

The housing and community development goals and objectives stated below are adapted from the Allenstown Master Plan and have been expanded in some cases. It is the policy of the Town of Allenstown not to engage in any activities that would result in the involuntary displacement of households from their neighborhoods. If this is unavoidable, then the Town will work to find suitable replacement housing.

OVERALL GOAL

The overall goal of the Town of Allenstown is to develop and preserve a pleasant, attractive, healthy, safe, and convenient environment for living, working, shopping and relaxing and, at the same time, retain much of its historic rural New England town heritage.

HOUSING

General Purpose – To identify Allenstown's current housing inventory, short-term housing needs, and to develop long-range plans for single family, multi-family, manufactured homes, and senior housing.

Objectives:

- To promote wise affordable single-family housing growth in Allenstown and continually monitor development trends.
- To encourage the development of elderly housing.
- To encourage new residential growth to locate to the Bear Brook State Park area.
- To strive to improve the identity of, or "spruce up", the Town by partnering with youth groups or schools.

Housing; Districts and Permitted Uses:

Table 1: Zoning Analysis in Allenstown

District	Permitted Uses (Housing)
Open Space & Farming Zone	Single Family Dwellings Duplex/Two Family Dwellings Uses by Special Exception Cluster Housing Group Child Care Home
Residential Zones I & II	Single Family Dwellings Family Child Care Home Uses by Special Exception Duplex/Two Family Dwellings Apartment Houses Multi-Family Dwelling Home Occupation
Suncook Infill Zone (overlay zone over portions of the R1 and R2)	Single Family Dwellings Duplex/Two Family Dwellings Home Occupations Senior Family Dwellings Multi-Family Dwellings Uses by Special Exception Accessory Dwelling Units
Business Zone	Family Child Care Home
Industrial Zone	N/A
Commercial/Light Industrial Zone	N/A

Source: Allenstown Zoning Ordinance 2011

ECONOMIC DEVELOPMENT

General Purpose - To grow in an economically practical manner and preserve the rural character desired by Allenstown residents, and the promotion of smart economy is key.

Specific Objectives:

- To promote ordinances and regulations which encourage greater economic stability and financial growth within Allenstown.
- To strongly encourage the modernization of the delivery of town services which would maximize their productivity and efficiency.

HISTORIC PRESERVATION

General Purpose - To preserve Allenstown’s historical heritage for the enjoyment, enrichment, and education of future generations, and to engender and perpetuate an appreciation and respect for the Town’s early efforts and achievements.

Specific Objectives:

- To reestablish the Historical Society.
- To promote historic preservation.
- To solicit a closer relationship with state and local government.
- To preserve and protect historic sites and buildings.
- To place historic markers and information on identified historic sites.
- To promote cultural development as indicated in the NH Rural Development Report.

HOUSING ANALYSIS

The supply of housing units is divided for analysis by type: single family, multi-family, and manufactured housing. Allenstown has more multi-family and manufactured homes than single family homes, as can be seen in the table below.

Table 2: Housing Types in Allenstown

	Single Family	Multi-Family	Manufactured Housing	Total
2000 Census	763	551	779	2,093
2012 (ACS 5-year Estimate)	815	605	379	1,799

Sources: US Census; NH Department of Economic & Labor Market Statistics

In 2000 63% of Allenstown’s housing stock was multi-family or manufactured housing and by 2012 this number was reduced to 45%. This is likely due to two major flood events. In 2006 and 2007 two major flash flood events destroyed numerous homes across New Hampshire and Allenstown was hit especially hard both times. The decrease in non-single family housing between 2000 and 2012 reflects the impact of these floods, as well as a subsequent FEMA funded buy-out of other properties within the flood plain for public safety purposes. Given that, it is fair to say that Allenstown has seen a significant decrease in its housing stock and there are numerous displaced persons as a result.

The Town has a limited influence on the regional economy and private development proposals, which will, to a large extent, dictate how many housing units will be built in future years, and of what type, as well as how affordable they will be. The Town can, however, through its zoning ordinance, affect the cost of development by regulating densities, lot sizes, and developing allowances for manufactured homes and multi-family units. The examination of the Allenstown zoning ordinance in Table 1 above reveals the provisions that deal with housing issues and demonstrates how the Town addresses housing needs and affordability.

As can be seen from the above zoning analysis and the housing stock the Town of Allenstown does make provision for duplex and multi-family housing units though it is the market and natural disasters that directly impact the number of units in the housing stock. Duplexes are allowed in two zoning districts (one by Special Exception) and multi-family units are permitted in 1 district by Special Exception. Cluster housing is permitted in the largest zoning district. Apartment houses, multi-family dwellings, and home occupations (a form of home-based-business) are all permitted by special exception as well. The Suncook Infill Zone allows all types of housing except cluster housing, and also encourages lower development costs by allowing for greater density and infill through smaller lot size requirements within the community’s more urban core. Thus, the Allenstown zoning ordinance does permit a number of possibilities for low- and moderate-income housing, and this is confirmed via the portion of the housing stock that is multi-family or manufactured housing (45%).

